

\$549,900 - 1, 1717 27 Avenue Sw, Calgary

MLS® #A2110264

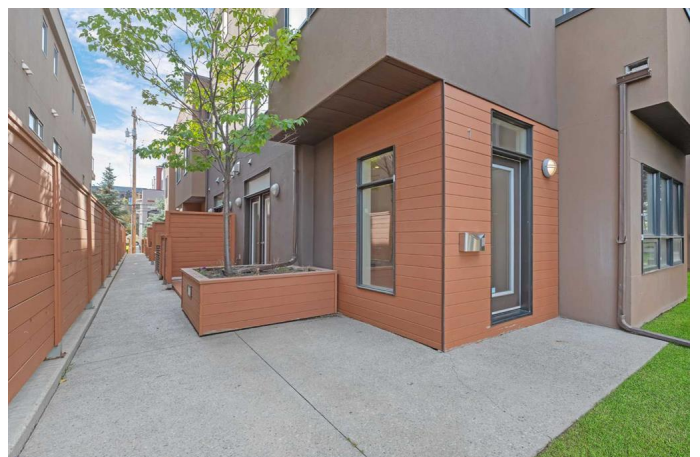
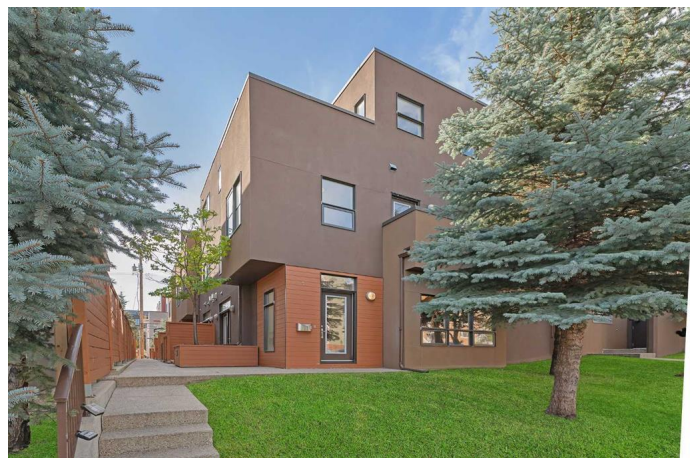
\$549,900

3 Bedroom, 3.00 Bathroom, 1,702 sqft

Residential on 0.43 Acres

South Calgary, Calgary, Alberta

Nestled in the heart of the vibrant inner-city community of South Calgary, this freshly painted, modern 3-bedroom townhome offers an impressive 1,700+ square feet of meticulously designed living space. The completely re-done open-concept main level greets you with new hardwood floors, high ceilings, and is illuminated by recessed lighting. The centerpiece of this welcoming space is a spacious living room, featuring a striking feature wall and a cozy fireplace, perfect for gathering with family and friends. The adjacent dining area seamlessly flows into the new kitchen, thoughtfully appointed with quartz countertops, an inviting island/eating bar, crisp white cabinetry, and a stainless steel appliance package. Ascending to the second level, you'll discover two generously sized bedrooms, one of which offers access to a private balcony—ideal for enjoying morning coffee or evening relaxation. A four-piece bathroom and a convenient laundry room complete this level. The entire top floor is dedicated to the luxurious primary suite, providing a private oasis of comfort. This suite features access to a secluded rooftop patio, offering an outdoor retreat. Additionally, you'll find built-in storage, a walk-in closet and an indulgent five-piece ensuite with dual sinks, a tranquil soaker tub, and a separate shower. Notable features of this exceptional townhome include new carpeting, a welcoming patio area and one assigned underground heated parking stall for your convenience. The prime location



of this property is truly unbeatable”just moments away from the picturesque River Park, the lively atmosphere of Marda Loop, South Calgary Park, excellent schools, convenient shopping, accessible public transit, and effortless access to the downtown core via 14th Street. Experience the perfect blend of urban sophistication and modern living in this remarkable South Calgary townhome.

Built in 2007

Essential Information

MLS® #	A2110264
Price	\$549,900
Sold Price	\$542,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,702
Acres	0.43
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1, 1717 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1G9

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1

Parking	Assigned, Parkade
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Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Level
Roof	Tar/Gravel
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2024
Date Sold	March 11th, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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